

CENPD-PL-ER (CENPW-PL-PF/11 Sep 87)(1105-2-10c) 1st End Mr. Mason/kkh/221-3829
SUBJECT: Lower Granite Lock and Dam, Letter Supplement No. 3 to Lower Granite
Master Plan - Design Memorandum No. 28, Reclassification of Project Operations
Lands to Recreation Intensive Use

DA, North Pacific Division, Corps of Engineers, P.O. Box 2870,
Portland, Oregon 97208-2870 20 OCT 1987

FOR: Commander, Walla Walla District

1. Your request to reclassify certain lands on the subject project is approved.
2. Approval provided herewith is limited to the requested land use reclassification and should not be construed as approving the specific recreation development plans for the Port of Clarkston. Ultimate development plans for the area in question will require separate approval. Such plans must be fully justified, coordinated with other involved agencies, and be in accordance with the project Master Plan. In that regard, we request you prepare and submit a Master Plan supplement at such time as the Port of Clarkston's recreation development plans are more firm.
3. Early and continuing coordination with the Port of Clarkston should be maintained regarding the known archeological site located on the lands in question. Past experience with similar situations within the North Pacific Division indicates that early attention to the archeological concerns is necessary to avoid delays in development activities.

FOR THE COMMANDER:

13 Encls

JAMES R. FRY
Colonel, Corps of Engineers
Deputy Commander

11 September 1987

MEMORANDUM FOR: Commander, North Pacific Division, ATTN: CENPD-PL

SUBJECT: Lower Granite Lock and Dam, Letter Supplement No. 3 to Lower Granite Master Plan – Design Memorandum No. 28, Reclassification of Project Operations Lands to Recreation Intensive Use

1. Location: T. 11. N., R. 48 E., along the south shore of the Snake River at the confluence of the Snake River, within the city of Clarkston and Asotin County, Washington (enclosure 1).

2. Acreage. 24.5.

3. Land Use Allocation: Operations.

4. Current Classification: Project Operations (industrial use and access).

5. Proposed Classification: Recreation Intensive Use.

6. Background:

a. The Port of Clarkston (the Port) requested that lands set aside for future Port and Industrial use at the confluence of the Snake and Clearwater Rivers be reclassified to Recreation Intensive use (enclosure 2). Upon approval from the Corps, the Port will enter into agreement with the Corps for development of land for park and recreation activities. Their conceptual plans are for continuation of the greenbelt with a public park, amphitheater, RV park with 34 hookups, a 9-hole golf course, and continuation of the waterfront trail.

b. Existing industrial and Port facilities development, diking, and roadways occupy a majority of the waterfront suitable for the proposed recreational facilities, limiting the number of alternative sites in the vicinity of Clarkston.

c. The area contains an archaeological site and would require a survey by a qualified university or firm prior to development. These concerns were communicated to the Port (enclosure 11) and accepted (enclosure 12).

7. Current Condition: Undeveloped and covered by native vegetation, because of the site's proximity to the Clearwater River and prevailing river currents, silt is building up at the shoreline, making it unsuitable for Port and Industrial development with river transportation facilities. Archaeological site 45-AS-99 is located within the subject tract of land.

8. District Coordination. The proposed change has been coordinated with OCR Division, Real Estate Division, and Engineering Division.

CENPW-PL-PF (1110-2-1150a)

SUBJECT: Lower Granite Lock and Dam, Letter Supplement No. 3 to Lower Granite Master Plan – Design Memorandum No. 28, Reclassification of Project Operations Lands to Recreation Intensive Use

9. Agencies' Input and Coordination: Enclosed are letters of support from the Asotin County Parks and Recreation Board, City of Clarkston, Washington Interagency Committee for Outdoor Recreation, Washington State Parks and Recreation Commission, and Asotin County (enclosures 3 through 8). Also included is a letter from Idaho Department of Parks and Recreation (enclosure 10). Idaho Department of Parks and Recreation strongly opposes construction of a 34-RV campground due to underutilization of similar existing campground facilities in the Lewiston-Clarkston environs.

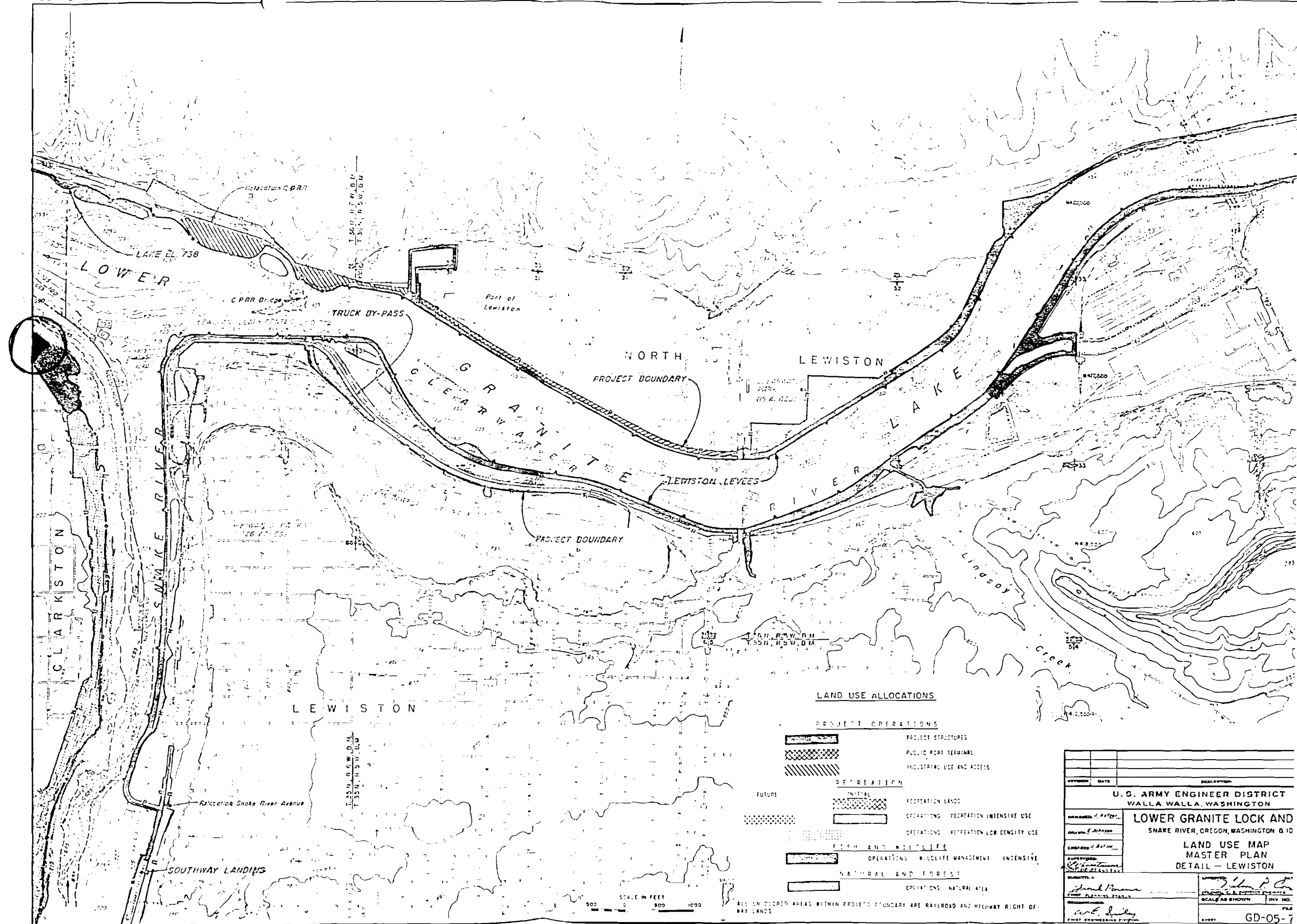
10. Conclusion: The recreation facilities would help meet state recreation goals specified in the Washington SCORP Report, improve and expand access to the waterfront, and allow the expansion of the waterfront trail system developed by the Corps. The proposed development would provide a transition between the shoreline and industrial use to the west. The proposed RV campground should not be approved until a need can be shown. Development within the archaeological site will be coordinated to properly protect the resource.

11. Recommendation: It is requested that approval be granted to change land classification of the described parcel from Project Operations (industrial use and access) to Recreation Intensive.

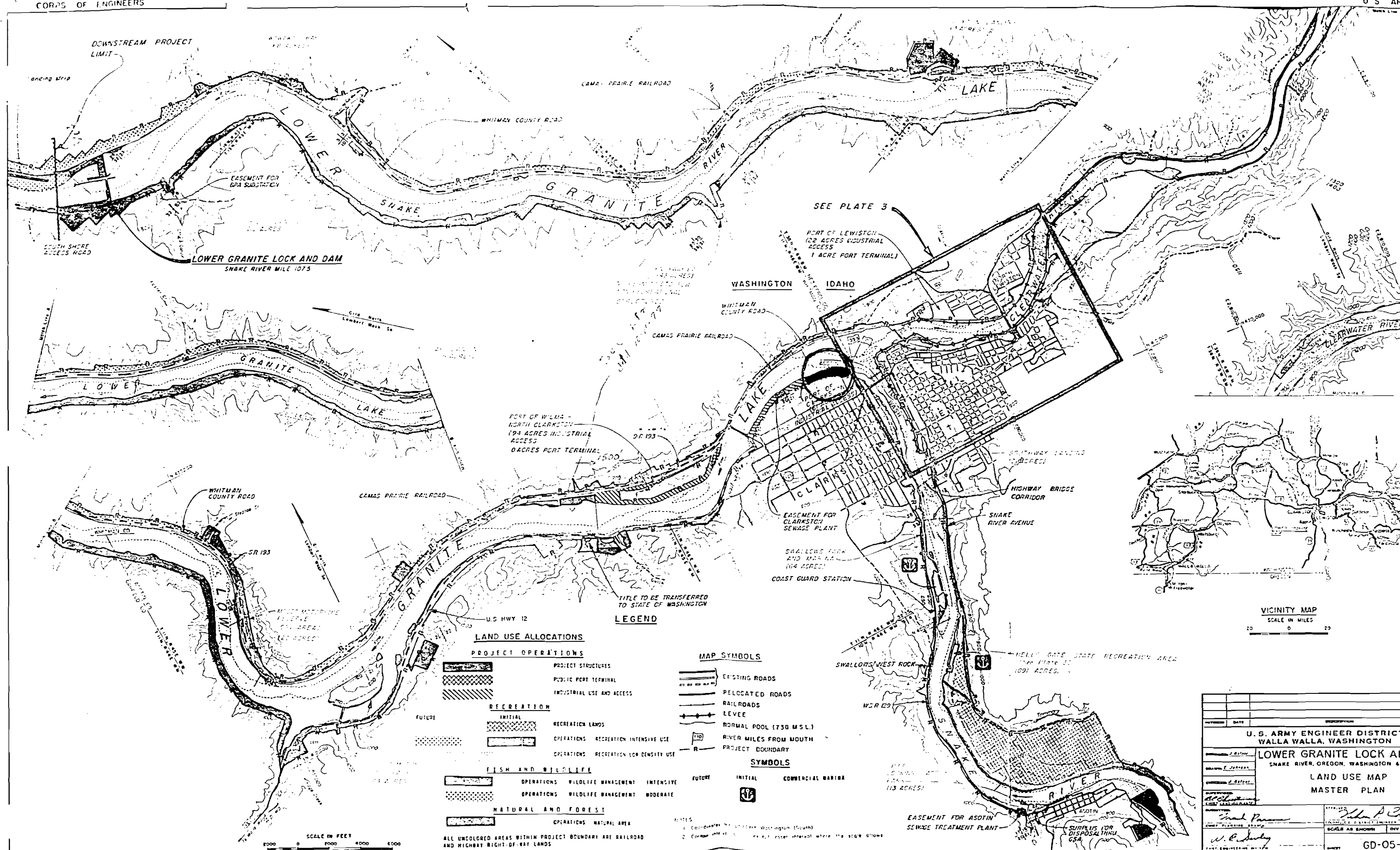
13 Encls

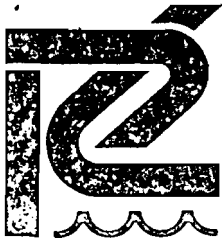
JAMES B. ROYCE
Colonel, CE
Commanding

CF:
Proj Engr, G-G
RM, Clarkston Res Ofc
C, CENPW-RE-MD
C, CENPW-OP-NR
Proj Mgr (D. Johnson)



REVISION	DATE	DESCRIPTION
U.S. ARMY ENGINEER DISTRICT WALLA WALLA, WASHINGTON		
LOWER GRANITE LOCK AND SNAKE RIVER, OREGON, WASHINGTON & ID		
LAND USE MAP MASTER PLAN DETAIL - LEWISTON		
DESIGNED BY J. A. Johnson	APPROVED BY J. A. Johnson	
CHECKED BY J. A. Johnson	APPROVED BY J. A. Johnson	
SUBMITTED BY J. A. Johnson	APPROVED BY J. A. Johnson	
SCALE AS SHOWN	DIV. NO.	GD-05-7





PORT OF CLARKSTON

435 FIFTH STREET
CLARKSTON, WA 99403
PHONE (509) 758-5272

the proud port

August 28, 1986

Corps of Engineers
Attn: Colonel James Royce
Building 602
Walla Walla Airport
Walla Walla, Washington 99362

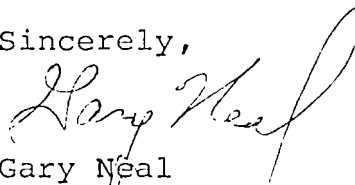
Dear Colonel Royce;

I have been authorized by the Commissioners of the Port of Clarkston to request that the land set aside for future Port and industrial use at the confluence of the Snake and Clearwater Rivers be re-classified to park and recreational use. The Port would also at the same time, enter into a long term lease agreement with the Corps of Engineers for the purpose of park and recreation activities on the same property.

We have identified concepts that would be allowable under the new classification for use of this area. Our use is a public park and outdoor amphitheatre. Another use is a R.V. park and a third use is a 9-hole golf course.

Please proceed with the necessary paperwork to accomplish the changes we are requesting. I have enclosed a map of the specific area we are wanting to reclassify.

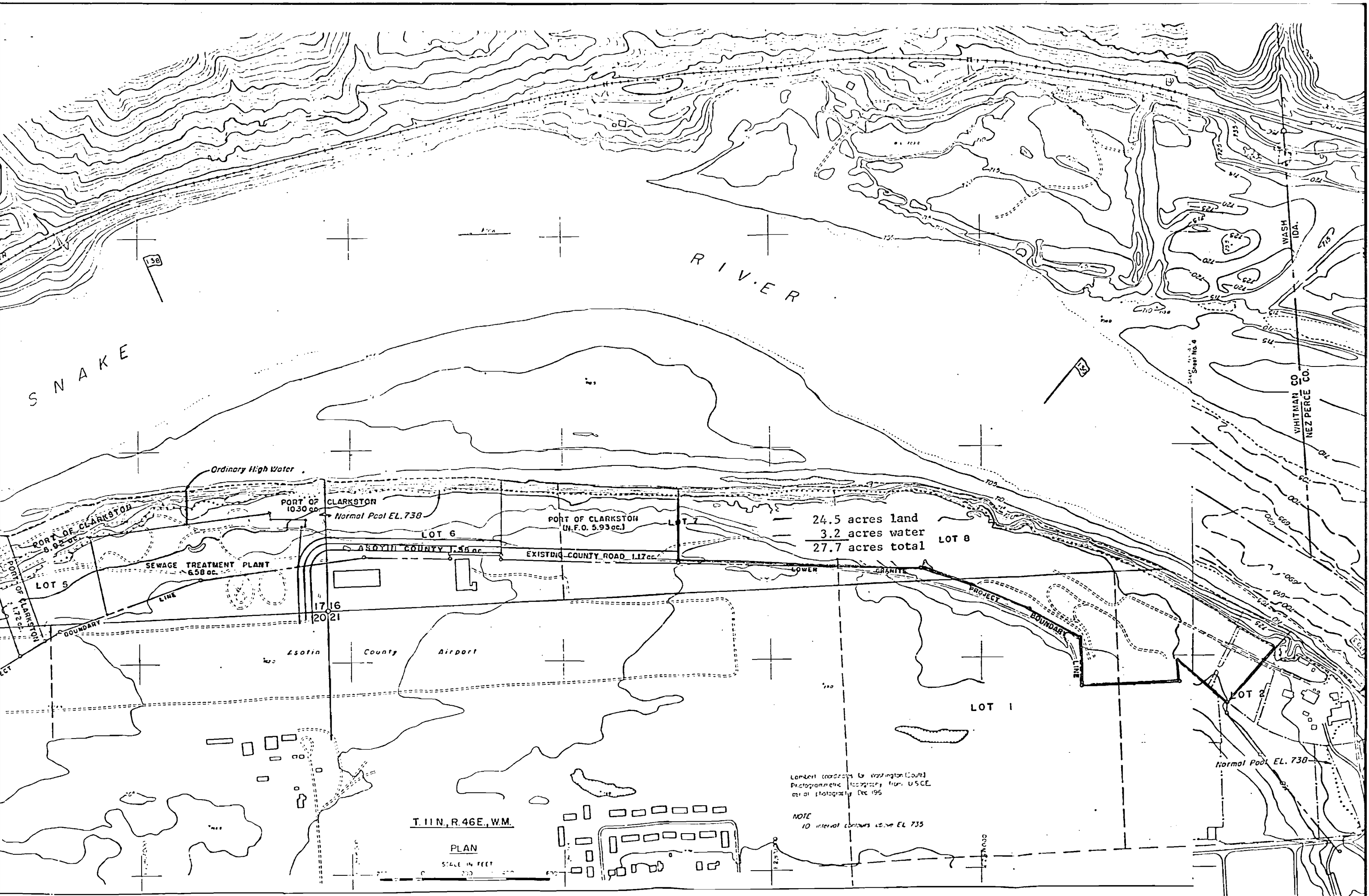
Sincerely,



Gary Neal
Manager

GN:mg
enclosed

Encl 2



S N A K E

R I V E R

WASH IDA.
WHITMAN CO
NEZ PERCE CO

Ordinary High Water

PORT OF CLARKSTON
1030 ac

CLARKSTON

Normal Pool EL. 738

LOT 6

PORT OF CLARKSTON
(W.F.O. 5.93 ac.)

LOT 7

24.5 acres land
3.2 acres water
27.7 acres total

LOT 8

SEWAGE TREATMENT PLANT
6.58 ac

LOT 5

17.16
20.21

Asotin

County

Airport

T. 11N, R. 46E, WM.

PLAN

SCALE IN FEET

Lambert coordinates for Washington County
Photogrammetric photography from USCE
aerial photography Dec 195

NOTE
10 interval contours above EL 735

Normal Pool EL. 730



CITY of CLARKSTON

CITY HALL, 830 FIFTH STREET, CLARKSTON, WASHINGTON 99403 • (509) 755-5541

October 10, 1986

Mr. John Givens, President
Board of Commissioners
Port of Clarkston
849 Port Way
Clarkston, WA. 99403

RE: Port's Park and Recreation Plan

Dear Mr. Givens:

The purpose of this letter is to express the City of Clarkston's support for the Port's recent adoption of a Comprehensive Park and Recreation Plan for port-controlled land, and the Port's efforts to proceed with implementation of the Plan.

The City is especially supportive of the Port's plans to develop a public park at the North end of 5th Street, adjacent and oriented to the Snake River.

The proposed amphitheater will provide a community facility not presently duplicated anywhere in the area, which will complement and stimulate local recreational and cultural activities. The proposed bikepath will provide an additional link in the community's waterfront trail system.

The City applauds the Port of Clarkston's efforts to assist in meeting the community's recreational needs.

Sincerely,

Joe J. Cassetto
Mayor

JJC:vh

Encl 4

ROBERT L. WILDER
Director



STATE OF WASHINGTON

INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION

400 Capitol Blvd. KP-11 • Tumwater, Washington 98604-5611 • (206) 754-7140 • (SCAN) 234-7140

October 13, 1986

Gary Neal, Manager
Port of Clarkston
435 Fifth Street
Clarkston, Washington 99403

Dear Gary:

The Planning Division of the Interagency Committee for Outdoor Recreation has reviewed the Comprehensive Park and Recreation Plan for the Port of Clarkston, and finds the plan meets all the comprehensive planning requirements as specified in our Participation Manual #2.

The IAC is, therefore, pleased to inform you that the Port of Clarkston is eligible to participate in the Grant-in-Aid Program until September of 1991.

It should be noted that to retain grant-in-aid eligibility in future years, it is essential that the IAC be notified of any major amendments to the plan as they occur. Your plan is used in the evaluation of any projects submitted for funding. An incorrect or incomplete plan could cause a reduced evaluation score during the project evaluation process.

If the IAC can be of further assistance relative to your park and recreation planning program, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Gerald W. Pelton".

GERALD W. PELTON, Chief
Planning Services Division

GWP:LMF:ah

Encl 5

JAN 1987
Director



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

7150 Clearwater Lane, KY-11 • Olympia, Washington 98504-5711 • (206) 753-5755

November 25, 1986

72-5600-1655

Gary Neal, Manager
Port of Clarkston
City Hall, 830 Fifth Street
Clarkston, WA 99403

Re: Approval of Proposed Port District Recreation Improvements

Dear Mr. Neal:

Under the provisions of Chapter 53.08.260 and 270, RCW, Washington State Parks has reviewed the Port District's proposed plan for recreation improvements.

We find no conflict with either local or state projects for the service area, and therefore approve the proposed plan. The original copy of your approved application is enclosed for your records.

Should you have any question or need additional information, please contact me in Olympia at SCAN (234-2017) or (206) 753-2017.

Sincerely,

A handwritten signature in black ink, appearing to read "W. A. Bush".

William A. Bush, Chief
Research and Long Range Planning

Enclosure - Approved Application

Encl 6

APPLICATION FOR APPROVAL

OF

PORT DISTRICT RECREATION FACILITIES

Under 53.08.260 and 53.08.270 RCW, the Port of Clarkston

requests approval to undertake the following described plan for the acquisition and/or operation of park or recreational facilities:

Gateway Park, including leasing of par 3 nine hole golf course proposed r.v. park and Port developed public park - consisting of approximately 6.5 acres of land with amphitheatre to accomodate 3,000 people for special events a boat tie-off and public restrooms, with picnic areas.

U.S. Army Corps of Engineers' I.D.# () if assigned.

I hereby certify that the herein described facilities are necessary to more fully utilize boat landings, harbors, wharves and piers, air, land, and water passenger and transfer terminals, waterways, and other port facilities authorized by law pursuant to the port's comprehensive plan of harbor improvements and industrial development.

Name Gary Neal Title Manager Date 10-7-86

Pursuant to 53.08.270 RCW I hereby certify that I have examined the port's proposed plan as herein described and approve the plan, finding that there will be no conflict with local park and recreation plans for the same area.

Name City of Clarkston Title Letter Attached Date 10-10-86
Asotin Co. "Agency" " 8-7-86

Pursuant to 53.08.270 RCW I hereby certify that I have examined the port's proposed plan as herein described and approve the plan, finding that there will be no conflict with state park and recreation plans for the same area.

John Tulin Director Nov. 17, 1987
Clarkston Washington State Port and District Commission

COMPREHENSIVE PARK AND RECREATION PLAN
FOR THE PORT OF CLARKSTON

The Port of Clarkston was created in 1958, slackwater arrived at the location in 1975, which enabled shipments from the area. The Port is the farthest inland port in Washington State. The Port of Clarkston started with 120 acres of land, which the majority has been leased and improved with roads and utilities. With the slackwater into the area and recreational activities available throughout the year, the Port of Clarkston has been involved with tourism to the valley.

The Port of Clarkston's property being close to and adjoining the Snake River lends itself to be an excellent location for certain recreational activities.

Prior to slackwater which was created in 1975 when Lower Granite Dam was completed, Clarkston enjoyed two large marinas consisting of 80 slips for boat moorage. There were boat marinas on the Idaho side of the Snake River also. Since 1975 there is only one marina for boats, which is Hellsgate Marina in Idaho consisting of 120 slips. Another recreational activity that has developed since slackwater is sailboating. There are approximately 100+ sailboats that enjoy the vast amount of slackwater in our area, and no where to moor their boats. Hellsgate Marina is not used by the sailing people because of the Interstate Bridge height in relation to where the sailing takes place. With the continued increase in demand for additional boating facilities, the Port of Clarkston's goal in this regard is to assist and facilitate the development of a boat marina in Clarkston that will also be utilized by sailboats. There are as many as 3,000 boats between Clarkston and Dworshak Dam.

Another area that the Port of Clarkston has control over is owned by the U. S. Army Corps of Engineers, and is set aside for future Port use. This area consists of approximately 25 acres of land on the confluence of the Snake and Clearwater Rivers.

The Port is looking at it's long range development and has determined that the property mentioned above is not usable for barge river traffice tie-ups because of the tremendous silt problems in that area.

Over the past several years, this area has been used for recreational events that the community has developed. There is an annual limited hydroplane race held here. We have had other requests for the use of this property relating to recreational activities.

The property adjoining this area is optioned for the development of a motel-convention center, and the privately owned property adjoining this area is going to be developed for a major retirement center.

The Port has had a request to lease a part of the 25 acres for a recreational vehicle park. This R.V. facility would be in an ideal location to take advantage of the nearby Corps owned boat launch ramp for the excellent fishing activities in the area. There is only one R. V. camping facility in Asotin County and it is located approximately 10 miles West of Clarkston, state owned Chief Timothy Park.

The location of this 34 unit R. V. facility is ideal and would be conducive with the other proposed activities in the general area. This R. V. facility is identified on the attached map. (see attachment A).

Another goal would be to extend the greenbelt and bike-walking path that currently exists and have it continued to the west end of the 25 acre park and recreation development of this proposed area.

There is also a great need for an amphitheatre, outdoor seating area, that could be utilized for hydro races, boat parages, fireworks display, concerts, and many outdoor group theatre activities. The need has been identified in the past and the area discussed would be ideally suited for this type of activity.

In addition to the amphitheatre, temporary boat tie-up docks would compliment this area in the development of a park around the amphitheatre and restrooms for the public use.

In the total 25 acre park and recreation development, another proposed sub-lease development that would greatly enhance the proposed motel-convention center is a 9-hole golf course. proposed by the developers of the convention center. The area identified for this project is the far west end of the 25 acres. This would also establish a buffer between the existing Port development consisting of a grain terminal at that point.

The Development of the 25 acres would be all for public use, two acres for a fee and the park area around the amphitheatre and the bike, walk path would be free use. These developments would take up the entire 25 acres.

The other area identified for the marina is at the far west end of the Port controlled land. At the present time and 5 years projection, these are the only two areas the Port would wish to develop in the park and recreation comprehensive plan. All other lands owned by the Port are identified for different uses.

PORT OF CLARKSTON

OBJECTIVES

Goal #1: Boat Marina Development in Clarkston at site under the control of the Port. This site has been identified as an ideal location for a boat marina. In order to accomplish this goal, the Port would identify a private developer for this project and lease the property out to the developer. We would also assist in any potential permit requirements. This facility would be open to the public and the slips would be rented for a fee.

Goal #2: Development of 25 acres of Port controlled land at the confluence of the Snake and Clearwater Rivers for recreational activities. specifically:

- A: An R. V. Park with 34 hookups consisting of approximately 6.5 acres of land. Identify a private developer to construct and operate this R.V. park. (This has been accomplished).
- B: Develop a park with amphitheatre for outside performances and a boat tie-off for temporary use of the public park area. This area would involve approximately 7 acres of land.
- C: Develop a golf course (9-hole) that would be tied in with the motel-convention center project that is being proposed on adjoining property. This area would be privately developed and would consist of approximately 12 acres of land. (developer has been identified).

PORT OF CLARKSTON

ACTION PROGRAM

Two of the four goals will be satisfied by complete private sector funding and development. (Golf course and R.V. Park). The third will consist of a joint participation of private and grant monies involving the boat marina project. The fourth goal will be accomplished through public - port and grant funds.

The boat marina project will be implemented in 1986. There will be construction of the initial phase of this project which will include 60 boat slips, boat launching ramp, 8 transient slips, fuel sales, dry storage, and a convenience store-snack bar. Private investment will pay for all but the boat ramp and the 8 transient slips. These will be paid for with 75% I.A.C. grant monies. Construction will begin in the winter permit window period.

The amphitheatre and park will be implemented in the spring of 1987. Included in this project also is a public boat tie-off and restroom facilities.

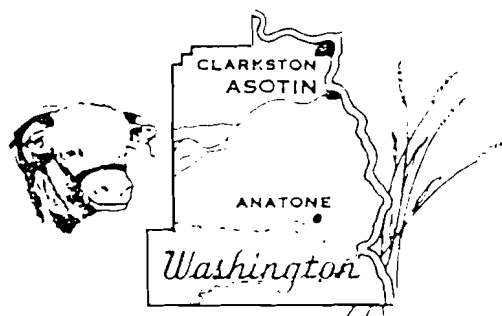
The Port will apply for I.A.C. grant matching funds to help implement this project. Also the Port will use sublease rents and inkind services to come up with their share of the grant requirements.

Maintenance and upkeep of this area will be through sublease revenues, and future potential participation of civic organizations using the amphitheatre.

MARK A. KAMMERS
COMMISSIONER FIRST DISTRICT
CLARKSTON WASHINGTON

EIL C. AUSMAN
COMMISSIONER SECOND DISTRICT
CLARKSTON WASHINGTON

Asotin County



HARLEY L. WILLIAMS
~~COMMISSIONER THIRD DISTRICT~~
COMMISSIONER THIRD DISTRICT
CLARKSTON WASHINGTON

CINDY SPEARS
ADMINISTRATIVE ASSISTANT
CLERK OF THE BOARD

February 18, 1987

Col. James B. Royce
Army Corp. of Engineers
Building 602
Walla Walla, Washington 99362-8265

Dear Col. Royce:

This will serve as notification the Asotin County Board of Commissioners support the proposal submitted by the Port of Clarkston in changing the land use designation of the property at the confluence of the Snake River and Clearwater River from port use to recreational use.

It is our understanding due to the silt deposited at the confluence this area could not be used to port barges, etc.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

NEIL C. AUSMAN, Chairman
Asotin County
Board of Commissioners

NCA/cjs



CITY of CLARKSTON

CITY HALL, 530 FIFTH STREET, CLARKSTON, WASHINGTON 99403 • (509) 758-5541

February 25, 1987

Col. James Royce
U.S. Corps of Engineers
Bldg. 602
Walla Walla, WA. 99362-9265

RE: Port of Clarkston's Request For Land Use Change

Dear Col. Royce:

The purpose of this letter is to express the City of Clarkston's support for the Port of Clarkston's request for a change in land use designation from Industrial to Recreation Intensive. The subject area is located along the south bank of the Snake River immediately downstream from the confluence of the Clearwater River, and is currently undeveloped and covered by native vegetation. Because of its proximity to the Clearwater River and prevailing river currents, the waterfront is experiencing severe siltation buildup making it unsuitable for development with water transport facilities. Existing industrial and port facility development, diking and roadways occupy a majority of the waterfront suitable for the proposed recreational facility development, limiting the number of alternative sites, particularly in the vicinity of Clarkston.

If the land use change is approved, the subject area is proposed to be developed with an RV campground, a public park with an amphitheater, and a small nine-hole executive golf course. These facilities would improve and expand public access to the waterfront, would complement the annual powerboat races held in July, and would provide for an extension of the waterfront trail system developed by the Corps. The proposed change would also assist in the establishment of transitional uses between the shoreline and industrial uses to the west.

Encl B

February 25, 1987
Page Two

The City of Clarkston therefore requests that the Corps of Engineers approve the requested land use change.

Sincerely,

A handwritten signature in cursive script that reads "Gary Mabley".

Gary Mabley, Director
Planning & Community Development

GM:vh

cc: Blaise Grden✓
Gary Neal, Port of Clarkston

April 8, 1987

Planning Division

Mr. Todd Graeff, Resource Specialist
Idaho Department of Parks and Recreation
State House Mail
Boise, Idaho 83720

Dear Mr. Graeff:

The Port of Clarkson has requested that 27.7 acres currently classified Port and Industrial be reclassified to Recreation Intensive Use. The land is located along the south shore of the Snake River at the confluence of the Clearwater River, within the city of Clarkson, and Asotin County, Washington (see enclosed maps). This action must be approved by North Pacific Division through a letter supplement.

Upon approval from the Corps, the Port of Clarkson proposes to enter into an agreement with the Corps for development of the land for park and recreation activities. Their conceptual plans are for continuation of the greenbelt with a public park, outdoor amphitheater, RV park with 34 hookups, a 9-hole golf course, and extension of the waterfront trail.

The subject parcel is undeveloped and covered by native vegetation. Because of its proximity to the Clearwater and prevailing river currents, the waterfront is experiencing severe siltation buildup, making it unsuitable for development with transportation facilities. Existing industrial and port facilities development, diking, and roadways occupy a majority of the waterfront suitable for the proposed recreational facilities development, limiting the number of alternative sites in the vicinity of Clarkson.

Enclosed are letters of support from the city of Clarkston (dated October 10, 1986, and February 25, 1987), Asotin County Board of Commissioners, Asotin County Parks and Recreation Commission, and Interagency Committee for Outdoor Recreation.

It is requested that you review the proposed action and provide comments no later than April 23, 1987. Please call Mr. Blaise Grden at 509-522-5541 if there are questions regarding this subject.

Sincerely,

Gary G. McMichael
Acting Chief, Planning Division

Enclosures
CF (see NPWPL-PF DF dtd 24 Mar 87 for encls):
OCR-RM
RE Div
Env Res Br
Clarkston Res Mgr (Hixson)



IDAHO DEPARTMENT of PARKS & RECREATION

Cecil D. Andrus, Governor

Robert L. Meinen, Director

May 6, 1987

Mr. Gary G. McMichael, Acting Chief
Planning Division
U. S. Army Corps of Engineers
Walla Walla District
Building 602, City-County Airport
Walla Walla, WA 99362-9265

Dear Mr. McMichael:

I am responding to your letter of April 8 regarding the part of Clarkston's plans for developing recreation facilities on the Snake River. Please excuse my slowness in responding; I've been out of the office for the past couple of weeks. I made these same comments in conversation to Blaise Grden on or around April 20.

We do not oppose the major portion of the proposed development. We are, however, strongly opposed to the "RV park with 34 hookups". The campground at Hells Gate State Park, which is located very near the site of the proposed campground, is not now used to capacity, but is, by itself, a viable unit. This proposal is likely to cause an over supply of RV camping facilities in the Lewiston-Clarkston area, creating two uneconomic, underutilized campgrounds. We are concerned that the new marina in Clarkston will have such an effect on the Hells Gate Marina. We hope that the Corps will not participate in creating another such situation.

Thank you for allowing us to comment on this proposal.

Sincerely,

Todd Graeff
Resource Staff Specialist

3401d

July 8, 1987

Real Estate Division

Mr. Gary Neal, Manager
Port of Clarkston
849 Port Way
Clarkston, Washington 99403

Dear Mr. Neal:

As discussed with you in a phone conversation on July 6, 1987, with Jim Clay and Ken Moss of this office, the District is prepared to go forward to our Division office for the reclassification of lands, proposed by the Port of Clarkston, from port and industrial use to park and recreation use.

Three pertinent matters that need to be brought to your attention before we go to our Division office for subject land use change are:

- a. The Port of Clarkston must agree to have an archaeological survey conducted on the reclassified lands by a university or firm acceptable to the Corps before any recreational development takes place.
- b. The construction of a 34 unit RV campground cannot be approved as part of your proposed recreational development because of concerns that an additional campground in the Lewiston-Clarkston area would create a negative impact on existing campgrounds not now being fully utilized. The Corps does approve the Port's other proposed recreational development as previously submitted. Again all final plans must be approved by the Corps.
- c. If our Division office approves the proposed land use change from port and industrial use to recreation intensive use, and the recreation as proposed is not developed, it is very unlikely it would be changed back in the future to port and industrial use.

Please discuss the above matters with the Port Commissioners and, if they are agreed upon, a letter to that effect signed by you and the Commissioners would be appreciated before we continue with the process of the reclassification change.

Encl 11

If you have any questions or problems regarding subject proposal,
please contact Jim Clay, phone (509) 522-6792.

Sincerely,



Richard Carlton
Chief, Real Estate Division

CF:

✓ CENPW-OP-RM (Ardner)
✓ CENPW-PL-PF (Grden)
✓ CENPW-OP-GG (John)
✓ CENPW-OP-GG (Hixson)

COPIES OF ENGINEERS
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MAGGAW MAGGAW 88385



PORT OF CLARKSTON

849 PORT WAY
CLARKSTON, WA 99403
PHONE (509) 758-5272

the proud port

July 30, 1987

Department of The Army
Mr. Richard Carlton
Chief, Real Estate Division
Walla Walla District, Corps of Engineers
Building 602, City-County Airport
Walla Walla, Washington 99362-9265

Dear Mr. Carlton:

I have circulated your letter to the Port Commissioners and they have authorized me to respond to your comments regarding the three areas you have addressed.

1) Archeological Survey: We are aware of the survey completed by the Corps of Engineers. I have a copy of that report. Our concept is to not disturb the areas that are identified for further study; except to possibly plant grass and some shrubs with assistance and input from the university or firm in the archeological field. The other areas we would like to continue to develop.

2) As I discussed with you on the telephone, I would like a copy of the letter objecting to this facility so that we may understand what their position is and why. We may be able to present a case to resolve the objections. Also as long as the reclassification does not restrict an R.V. use, we understand that you have to review any Recreational uses requested such as the R.V. facility and at this time we would have to show you the justification for such a facility.

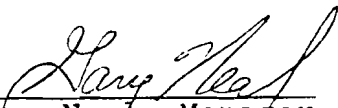
3) We are aware of the long term impact of the reclassification request and feel that the benefits in this direction are well justified.

Encl 12


Page -2-

Please continue to reclassification process and the lease program that would follow.

Sincerely,



Gary Neal, Manager
Port of Clarkston



Don Zirbel, President
Port of Clarkston

September 2, 1987

Real Estate Division

Mr. Gary Neal, Manager
Port of Clarkston
849 Port Way
Clarkston, Washington 99403

Dear Mr. Neal:

This letter refers to your letter of July 30, 1987 and your subsequent conversation with Jim Clay on my staff and John Leier, District Archaeologist in Planning Division, regarding clarification of the archaeological study and proposed RV park as it relates to your request to have a portion of the Lower Granite Lock and Dam project land reclassified from port and industrial use to park and recreational use.

As you were advised by Mr. Clay and Mr. Leier, an archaeological survey would be required within the area surrounding Archaeological Site 45-AS-99, not the entire area proposed for reclassification and not immediately but only in the event that development were to ultimately take place within the boundaries of the archaeological site. Development in this instance would include the seeding of grass over the site. In that regard we suggest a meeting on the site to delineate the boundaries of the archaeological site to ensure that development does not inadvertently take place within the site. Please contact Jim Clay, phone (509) 522-6792 and he will coordinate with Operations, Construction, and Readiness Division, Mr. Leier, and the Clarkston Field Office on a date and time for a meeting.

In planning for activity of any type within the archaeological site an appropriate response to cultural resource concerns will be needed which will include providing the District Archaeologist sufficient lead time to allow for proper coordination with the State of Washington and the Port in deciding the appropriate level of response to the proposed action. No level of activity will be permitted in the location of Site 45-AS-99 until the agreed upon cultural resource response is completed.

With regard to the proposed RV park, we need to clarify the statement made in our letter dated July 8, 1987. The statement that we would not approve the development of an RV park was not intended to infer a permanent ban on development of such a facility. The decision not to permit development of an RV park was based on information available at that time and the comments provided by the Idaho Department of

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Park and Recreation, and we wanted to make you aware of these concerns in the event your plans to incorporate an RV park into the development of the site was a major factor in your decision to request the reclassification of the land. The Corps would be open to reviewing the decision at such time as we felt an RV park could be properly justified as part of the development.

Concerning your request for a copy of the letter objecting to the development of an RV park, you were furnished a copy of the letter by Jim Clay and Ken Moss on a recent visit to your office.

I hope the above information will clarify the Corps' position and alleviate your concerns regarding the archaeological survey and the proposed RV park.

Based on the clarification of the above points in your conversation with Mr. Clay and Mr. Leier, we will proceed with the reclassification process.

Sincerely,

Richard Carlton
Chief, Real Estate Division

✓ CF:
✓ CENPW-PL-ER (Leier)
✓ CENPW-OP (Winborg)
✓ CENPW-OP-RM (Ardner)
✓ CENPW-OP-GG (John)
✓ CENPW-OP-GG (Hixson)